

159.0

0009

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

780,400 / 780,400

USE VALUE:

780,400 / 780,400

ASSESSED:

780,400 / 780,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
143		WAVERLY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COONEY GEOFFREY T & SARA B	
Owner 2:	
Owner 3:	
Street 1: 143 WAVERLEY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CARNEY JOHN A -	
Owner 2: -	
Street 1: 98 RICHFIELD ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1638 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

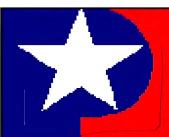
PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

101	One Family	6000	Sq. Ft.	Site	0	70.	1.00	7														

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	360,400		420,000	780,400		106094
							GIS Ref
							GIS Ref
							Insp Date
							06/30/18

**USER DEFINED**

Prior Id # 1:	106094
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	14:46:52
LAST REV Date	Time
07/31/18	14:56:34
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	159.0-0009-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	360,400	0	6,000.	420,000	780,400		Year end	12/23/2021
2021	101	FV	348,400	0	6,000.	420,000	768,400		Year End Roll	12/10/2020
2020	101	FV	348,400	0	6,000.	420,000	768,400	768,400	Year End Roll	12/18/2019
2019	101	FV	268,900	0	6,000.	420,000	688,900	688,900	Year End Roll	1/3/2019
2018	101	FV	269,700	0	6,000.	354,000	623,700	623,700	Year End Roll	12/20/2017
2017	101	FV	269,700	0	6,000.	324,000	593,700	593,700	Year End Roll	1/3/2017
2016	101	FV	269,700	0	6,000.	276,000	545,700	545,700	Year End	1/4/2016
2015	101	FV	253,200	0	6,000.	240,000	493,200	493,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
CARNEY JOHN A,	59633-203	7/30/2012			610,000	No	No						
KENNEY DOROTHY,	58882-57	4/12/2012	Change>Sale		380,000	No	No						
	11614-445	12/11/1968				No	No	N					

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Result
6/30/2018	MEAS&NOTICE
4/9/2014	Measured
6/7/2012	Info Fm Prmt
12/15/2008	Meas/Inspect
3/6/2000	345 PATRIOT
12/9/1999	Mail Sent
12/2/1999	Measured
1/1/1982	272 PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE		Kits: 1	Rating: Very Good	A Kits:	Rating:	Frl:	Rating:	WSFlue:	Rating:						
View / Desir:				<b>OTHER FEATURES</b>													
<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>													
Grade: C+ - Average (+)	Year Blt: 1950	Eff Yr Blt:		Location:		Total Units:		Floor:		% Own:		Name:					
Alt LUC:		Alt %:															
Jurisdct: G15		Fact: .															
Const Mod:																	
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall: 8 - Plyw Panel	15 %	Phys Cond: GV - Good-VG	10. %	Functional:		Economic:		Special:		Override:		Total: 10.8 %			
Partition: T - Typical																	
Prim Floors: 3 - Hardwood																	
Sec Floors: 4 - Carpet	25 %																
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar: 1																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 159.0-0009-0005.0																	
More: N	Total Yard Items:					Total Special Features:								Total:			